

00539840/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

ONEWEST BANK, FSB, its successors in interest and/or assigns  
vs.  
UNKNOWN HEIRS AND DEVISEES OF ORVILLA C. KRAUT, WHO ALSO APPEARS OF RECORD AS ORVILLA "MICKEY" C. KRAUT AND MICKEY KRAUT, DECEASED; THE ESTATE OF ORVILLA "MICKEY" C. KRAUT; ADAM FYALL, INDIVIDUALLY, AND AS THE PERSONAL REPRESENTATIVE FOR THE ESTATE OF ORVILLA "MICKEY" C. KRAUT; SHELLEY ZIMMERMAN; ANDREW ZIMMERMAN; UNITED STATES OF AMERICA; THE STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES; and any persons or parties claiming to have any right, title, estate, lien or interest in the real property described in the complaint

**SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY**

CAUSE # 12-2-41335-5 KNT

JUDGMENT RENDERED ON 12/17/2014  
WRIT FOR ORDER OF SALE ISSUED:  
02/03/2015  
DATE OF LEVY: 02/12/2015

TO: ADAM FYALL AS THE PERSONAL REPRESENTATIVE FOR THE ESTATE OF ORVILLA "MICKEY" C. KRAUT; THE STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES; and any persons or parties claiming to have any right, title, estate, lien or interest in the real property described in the complaint, (In Rem), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**1407 SOUTHWEST 116TH STREET, BURIEEN, WA 98146**

THE SOUTH 78 FEET OF THE NORTH 88 FEET OF TRACT 5, AND THE EAST 15 FEET OF THE SOUTH 78 FEET OF THE NORTH 88 FEET OF TRACT 4, BLOCK 1, OF KERR'S SUBURBAN VILLA ONE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT ROADS:

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX ACCOUNT NUMBER IS: 384160-0026-04.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: APRIL 3, 2015**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$271,127.09** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on **December 3, 2015.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **DECEMBER 3, 2015,** THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
STE 300  
BELLEVUE, WA 98006  
(425) 458-2121